

84-352-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 103.3 & 1A00.3B.3 to permit a sideyard setback of 32 ft. in lieu of required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Hardship reasons

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Type or Print Name
Signature
City and State
Address for Petitioner:
Type or Print Name
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
Type or Print Name
Signature
City and State
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

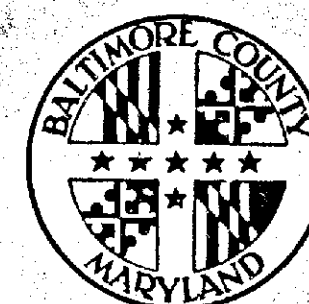
Ordered By The Zoning Commissioner of Baltimore County, this 8th day of May, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of June, 1984, at 10:45 o'clock A.M.

Calvin J. Jablon
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

84-352-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of May, 1984.

ARNOLD JABLON
Zoning Commissioner
Petitioner: Lee C. Parsons, et ux
Attorney: Leslie M. Pittler
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: June 11, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 84-346-A, 84-349-A, 84-350-A, 84-351-A, 84-352-A, 84-353-A, 84-354-A, 84-355-A, 84-356-A, 84-357-A, 84-358-A, 84-359-A, 84-361-A and 84-364-SpM.

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Leslie M. Pittler, Esquire
Suite 508
28 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 84-352-A (Item No. 295)
Petitioner - Lee C. Parsons, et ux
Variance Petition

Dear Mr. Pittler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

June 1, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #295 (1983-1984)
Property Owner: Lee C. Parsons, et ux
W/S Franklin Valley Cir. 325' E. from center-line Cockeys Mill Rd.
Acres: 150 X 325 District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 47502, executed in conjunction with the development of "Franklin Valley", of which this property is a part.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

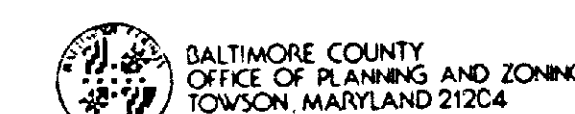
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 295 (1983-1984).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

X-SE Key Sheet 62 NW 45 & 46 Pos. Sheets
NW 16 L Topo 48 Tax Map



NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5-5-84
Item # 295
Property Owner: LEE C. PARSONS, ET UX
Location: W/S FRANKLIN VALLEY CIRCLE
325' E. COCKEYS MILL RD.

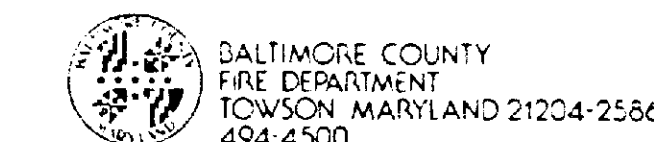
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

Eugene A. Boker
Chief, Current Planning and Development

cc: James Howell



PAUL H. REINCKE
CHIEF

May 9, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lee C. Parsons, et ux

Location: W/S Franklin Valley Circle 325' E. from c/l Cockeys Mill Road

Item No.: 295 Zoning Agenda: Meeting of 5/8/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. Hammond
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of June, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 32 feet in lieu of the required 50 feet for the expressed purpose of constructing an addition, in accordance with the site plan prepared by Hudkins Associates, Inc., dated March 13, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the approval of said plan by the Office of Planning and Zoning.

Jan M. Pittler
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 26, 1984
BY *Jan M. Pittler*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Franklin Valley Circle, : OF BALTIMORE COUNTY
325' E of Centerline of :
Cockeys Mill Rd. (4 Franklin :
Valley Circle), 4th District :
MERYL PARSONS, et ux, : Case No. 84-352-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 5th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY
DEPARTMENT OF REVENUE & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 10, 1984

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 295 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lee C. Parsons, et ux
Location: W/S Franklin Valley Circle 325' E. from c/l Cockeys Mill Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side yard setback of 32' in lieu of the required 50'.

Acres: 150 x 325
Dedication: 1th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82, 2-82, 3-82, 4-82, 5-82, 6-82, 7-82, 8-82, 9-82, 10-82, 11-82, 12-82, and other applicable Codes.
- (B) A building/ & other /miscellaneous /shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s /.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) Comments - Lumber shall be approved treated material for above ground use unless it comes in direct contact with the earth, then use lumber with an approval for ground contact. All lumber shall bear the testing agency label. The porch shall be designed for a 60 pound live load.

NOTE: These comments reflect only on the information provided by the drawings submitted to this office and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burrows
Charles E. Burrows, Chief
Plans Review

CEB:es

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

June 26, 1984

Leslie M. Pittler, Esquire
Suite 508
28 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
W/S of Franklin Valley Circle, 325' E of the
center line of Cockeys Mill Rd. (4 Franklin
Valley Circle) - 4th Election District
Meryl Parsons, et ux - Petitioners
No. 84-352-A (Item No. 295)

Dear Mr. Pittler:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. Pittler
JAN M. PITTLER
Deputy Zoning Commissioner

JMPJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY DEPARTMENT OF HEALTH
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Zoning Item # 295, Zoning Advisory Committee Meeting of May 8, 1984
Property Owner: Lee C. Parsons et ux
Location: W/S Franklin Valley Circle District 4
Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)
84-352-A
6/1

Zoning Item # 295 Zoning Advisory Committee Meeting of May 8, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 194-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: This site is served by a drilled well and septic system. The proposed addition will not interfere with either of these systems.

Jan J. Fournier
Jan J. Fournier, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

Leslie M. Pittler, Esquire
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204

May 23, 1984

NOTICE OF HEARING

Re: Petition for Variance
W/S Franklin Valley Circle, 325' E of the
c/l of Cockeys Mill Rd. (4 Franklin Valley Circle)
Meryl Parsons, et ux - Petitioners
Case No. 84-352-A

TIME: 10:45 A.M.

DATE: Tuesday, June 19, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130206

DATE: 6/21/84 ACCOUNT: RDI-413-DVD

RECEIVED FOR: 55.00

FOR: Pay for item 295

6 109*****359010 4274A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
4th Election District
ZONING: Petition for Variance
LOCATION: West side Franklin Valley Circle, 325' E. of the centerline of Cockeys Mill Road (4 Franklin Valley Circle)
DATE & TIME: Tuesday, June 19, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a side yard setback of 32' E. in lieu of the required 50' E.
Being the property of Meryl Parsons, et ux, as shown on plat filed with the Zoning Department.
In the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

UNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., May 31, 1984

TIFY that the annexed petition for variance (one) successive weeks/days previous to of May 19, 1984, in the County Times, a daily newspaper published in Westminster, Carroll County, Maryland. Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland. City Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

Per: _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 6-2-84
Posted for: Variance
Petitioner: Meryl Parsons
Location of property: W/S Franklin Valley Circle, 325' E. of the c/l of Cockeys Mill Rd. 4 Franklin Valley Circle
Location of Signs: In front of # 4 Franklin Valley Circle
Remarks: _____
Posted by: J. J. Fournier Date of return: 6-8-84
Number of Signs: 1



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Leslie M. Pittler, Esquire
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204

Re: Petition for Variance
W/S Franklin Valley Cir., 325' E of the c/l of
Cockeys Mill Rd. (4 Franklin Valley Circle)
Meryl Parsons, et ux - Petitioners
Case No. 84-352-A

Dear Mr. Pittler:

This is to advise you that \$49.32 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130546

DATE 6-19-84 ACCOUNT R-01-615-000

AMOUNT \$49.32

RECEIVED Leslie M. Pittler, Esq.
FOR advertising & posting Case 84-352-A
(Meryl Parsons, et ux)

C 533*****493210 6-19-84

VALIDATION OR SIGNATURE OF CASHIER

erely,

OLD JABLON
Zoning Commissioner

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-8060

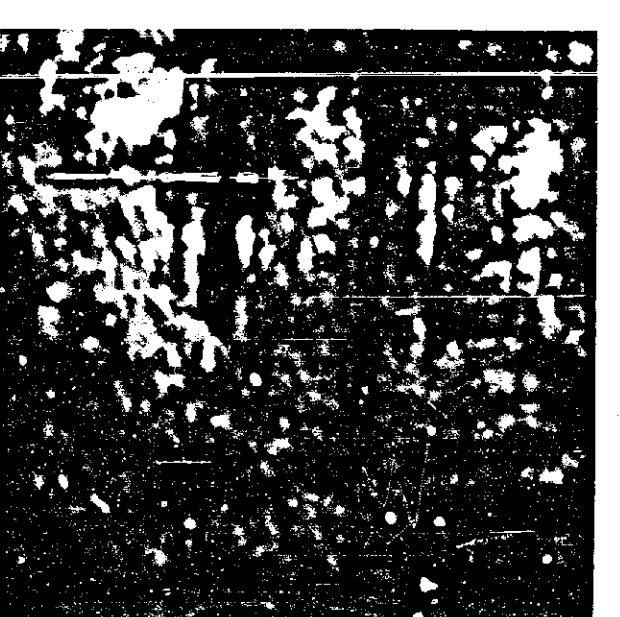
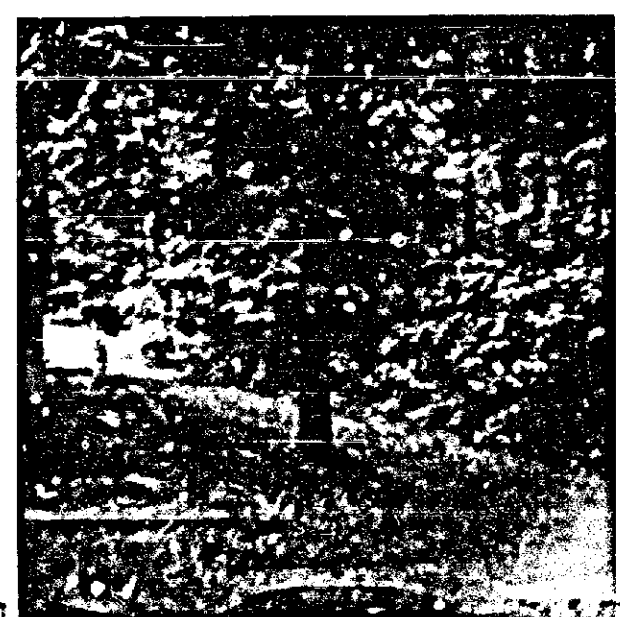
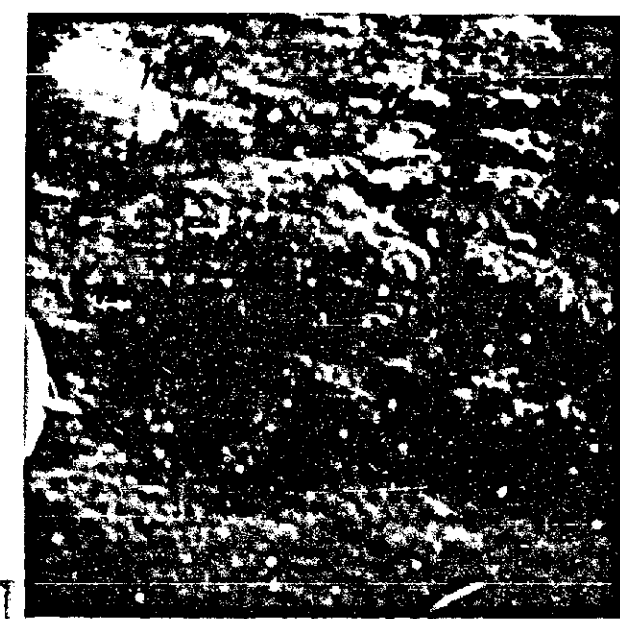
TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

HEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

April 27, 1984

DESCRIPTION FOR SIDEYARD VARIANCE -#4 FRANKLIN VALLEY CIRCLE
LOT 6, 4TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND:

Beginning for the same at a point on the west side of Franklin Valley Circle distant easterly 325 feet from the intersection formed by the west side of Franklin Valley Circle with the centerline of Cockeys Mill Road thence being all of lot 6, Block B as shown on Plat 1, Section 1, Franklin Valley, recorded in Plat Book 39 folio 9.



PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance
LOCATION: West side Franklin Valley Circle, 325 ft. East of the centerline of Cockeys Mill Road (4 Franklin Valley Circle)
DATE & TIME: Tuesday, June 19, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 32 ft. in lieu of the required 50 ft.

Being the property of Meryl Parsons, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR VARIANCE
4th Election District
ZONING: Petition for Variance
LOCATION: West side Franklin Valley Circle, 325 ft. East of the centerline of Cockeys Mill Road (4 Franklin Valley Circle)
DATE & TIME: Tuesday, June 19, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a side yard setback of 32 ft. in lieu of the required 50 ft.
Being the property of Meryl Parsons, et ux, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
May 31

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 31, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 31, 1984.

THE JEFFERSONIAN,

JB Venturi

Cost of Advertising 18.00



HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
824-9060

EDGE OF 23.5' ASPHALT ROAD - FRANKLIN VALLEY CIRCLE (50' R/W)

PRESENT ZONING RC-4
PRESENT USE EX SINGLE FAMILY DWLG.

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY APPLICATION FOR
SIDEYARD VARIANCE
LOT 6, FRANKLIN VALLEY CIRCLE
LOT 6, BLK B PLAT 1 SECT 1
FRANKLIN VALLEY 325
4TH ELEC. DIST. BALTO. CO. MD.
SCALE 1"=40' MARCH 13, 1984
DEED 6212-583

OFFICE COPY

H6341